

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name N/A

other names/site number West Ninth Street/Baltimore Avenue Historic District Boundary Increase I

2. Location

street & number West 100 block of 10th Street and the 1000 block of Baltimore Ave. [N/A] not for
publication

city or town Kansas City [N/A] vicinity

state Missouri code MO county Jackson code 095 zip code 64105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National
Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the
property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally
[] statewide [X] locally.
(See continuation sheet for additional comments [])

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

9 Oct 02
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain

See continuation sheet [].

Signature of the Keeper

Date

The West 9th Street/Baltimore Avenue Boundary Increase I
Jackson County, Missouri**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	5	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object		
		0	0
		0	0
		5	0

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

14

6. Function or Use**Historic Function**

COMMERCE/TRADE: business

COMMERCE/TRADE: professional

COMMERCE/TRADE: financial institution

Current Functions

COMMERCE/TRADE: business

COMMERCE/TRADE: professional

7. Description**Architectural Classification**LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Commercial Style;

Sullivan-esque

Materials

foundation concrete

walls brick

stone

roof asphalt

other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**The West 9th Street/Baltimore Avenue Boundary Increase I
Jackson County, Missouri**

Page 3

8. Statement of Significance**Applicable National Register Criteria**

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMERCE

Periods of Significance

1880-1931

Significant Dates

1902-1927

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Rae and Lovitt, architects

McKecknie and Trask, architects

See item No. 8

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government City Hall

☒ University Western Historic Manuscripts Collection

☒ Other:

Name of repository: Kansas City Public Library

The West 9th Street/Baltimore Avenue Boundary Increase I
Jackson County, Missouri

Page 4

10. Geographical Data**Acreage of Property** approximately three acres**UTM References**A. Zone Easting Northing
15 362920 4329335B. Zone Easting Northing
15 363070 4329330C. Zone Easting Northing
15 363070 4329270D. Zone Easting Northing
15 362920 4329280

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Cydney E. Millsteinorganization Architectural and Historical Research, LLC date May 25, 2001street & number P.O. Box 22551 telephone 816.363.0567city or town Kansas City state Missouri zip code 64113**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see attached

street & number _____ telephone _____

city or town _____ state _____ zip code _____

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri**

Section number 7 Page 1

Summary

The West Ninth Street/Baltimore Avenue Historic District Boundary Increase I is comprised of five (5) commercial buildings located on the west 100 block of 10th Street and the 1000 block of Baltimore Avenue, Kansas City, Jackson County, Missouri. The district expansion comprises one city block and a portion of an additional city block within the city's central business district. It is important to note that the original district, bounded by Main Street, West 8th Street, Central Avenue and West 10th Street, is sited beyond 9th and Baltimore in all directions. Consequently, this district expansion visually and physically anchors the district along 10th and Baltimore.

Although the eastern boundary of the original historic district extends to the midline of Main Street (as described in the National Register nomination dated August 20, 1975), it is essential to change this eastern limit to conform to NPS standards. The corrected boundary should run to the eastern property line of the First National Bank building, then north through the eastern property line of the New York Life building and then west at the rear property line. An adjustment should also be made at this point where the district's southern boundary is the property line of the LaRue Printing Company Building.

Dating from 1902-03 through 1923-24, the five buildings included in the district expansion reflect the architectural design and construction of the new century. Generally speaking, the design of these prominent commercial buildings are fully-developed examples of the Commercial style and exhibit the classic three-part vertical block, with conformity in articulation, size and scale. Four properties are of steel frame construction, while the fifth building is built of reinforced concrete. All five properties, ranging from six to fifteen stories, feature brick exteriors embellished with contrasting materials like those contributing resources within the original National Register district. Likewise, they share common walls with neighboring properties. All are flat roofed and feature parapet walls. Each of the five buildings contributes to the district and has retained the majority of their historic features to convey their historic significance. In good to excellent condition, the integrity of location, design, setting, materials, workmanship, feeling and association of each building has been retained.

The list of properties included in the West Ninth Street/Baltimore Avenue Historic District Boundary Increase, including address, date of construction, architect and builder (if known), and physical description, are as follows:

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 2

1. **The Board of Trade Building, 127 W. 10th Street.** McKecknie and Trask, architects; Pratt and Thompson Construction Company, contractors, 1923-1924. The third home of the Kansas City, Missouri, Board of Trade, this 13-story commercial building is highly embellished on the north, west and south facades. H-shaped in plan, the Board of Trade building is characterized by a deeply recessed light court at the west and east facades. Extending three stories in height, the base of the Board of Trade is faced with glazed terra cotta. Colossal pilasters and wide spandrels divide each bay.

The storefront levels, placed at the north (10th Street) and west (Wyandotte Street) façades, slightly modified from the original design, feature centrally-placed arched recessed entrances with paired, double-leaf aluminum-framed doors. The entry bays, further characterized by divided transoms, coffered intrados and prominent scrolled cartouche, extend through the second story. The north façade also features secondary entrances at the end bays, and plate glass windows that flank the main entrance. The remainder of the storefront facades has been modified with slate cladding and glass block.

Fenestration of the upper stories is one-over-one, double hung, sash; placed in pairs and threes at the end bays and in single units at the center bays of the second and third stories. The third story window units feature crenellated molding at the sills. A large stone cartouche, displaying "1924" at its center, is placed above the entrance bay at the third story.

A wide continuous entablature with triglyphs and symbolic medallions, including a carved shaft of wheat, separates the base of the Board of Trade building from the central shaft, that of the 4th through 12th floor. The shaft is characterized by one-over-one, double-hung fenestration, and further articulated by brick spandrels and wide brick piers. The terminating story is set apart from the shaft by a side, molded belt course. Fenestration at this level, paired at the end bays, features decorative spandrels and prominent terra cotta surrounds.

With little variation, the detailing of the upper stories of the north façade is repeated at the Wyandotte Street façade. A carved stone balustrade crowns the main arched entry. Further distinguishing the west façade is the fenestration of the 13th story of the south wing. At the west, north and far west bay of the south façades of the south wing, the windows are fixed, multipaned metal framed units

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 3

set in arched terra cotta surrounds. Further variations occur at the south façade where the bottom portions of the arched window units display original brick infill.

2. **The Burnap Building, 107-09 W. 10th Street.** John McKecknie, architect; builder, unknown, 1909. This Sullivanesque designed, six-story commercial building is of reinforced concrete construction. The main façade faces north. The storefront level has been modified with granite veneer and displays plate glass windows and an asymmetrically-placed, recessed aluminum frame entrance with a double-leaf door and glass surround. Narrow fixed windows are placed at the western half of the north façade.

Upper-story fenestration, placed in horizontal bands and recessed, is embellished with terra cotta surrounds displaying carved, running mold. The end bays are defined separately. The second and third story windows, fixed and divided, respectively, have been modified from the original units. The fourth through sixth story units are ribboned, one-over-one, double-hung, sash. The terminating story fenestration, deeply recessed, is further articulated by a wide, molded water table supported by foliated modillions with guttea at each base. End bay fenestration is separated by pronounced squat piers embellished with cartouches inscribed with images of books at the center. The capitols of the piers carry a stringcourse that embellished with oundy molding. Centered at the apex of the north façade is a wide stone tablet with the name "BURNAP" deeply carved. The stepped parapet is capped in terra cotta, while the corners carry carved scroll-like elements placed behind swags in bas-relief.

The west façade (facing an alley), displays similar, yet unadorned, ribboned one-over-one fenestration at the 2nd and 4th through 6th floors. The first story fenestration has been bricked in, while the 3rd story window openings have been infilled with glass block. End bays feature walkways over the alley to the adjacent Board of Trade building. Fenestration of the west façade is repeated at the south façade. Additionally, the south façade features tripartite metal sash units. First story fenestration and elevator-shaft bay have been covered with security bars.

Additional features include a walkway connecting the south façade to the adjacent parking garage and tile coping at the secondary façades. The east façade shares a party wall with the Dwight Building.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 4

3. **The Dwight Building, 1004 Baltimore Avenue.** Charles A. Smith architect, Hucke and Sexton, contractors (1902-03); McKecknie & Trask, architects (1927). Located at the southwest corner of 10th and Baltimore, the ten-story Dwight Building is considered to be the first steel framed building constructed in Kansas City. The rusticated base of the building rises two stories and is trimmed in granite and contrasting stone. The storefront level of the north and east façades features plate glass windows separated by prominent pilasters that carry a wide, decorative entablature with running mold, dotted with cartouches. Each pilaster features guilloche bands and foliated capitals, while the granite trim serves as a plinth. The main entrance, centered on the Baltimore Avenue (east) façade, is deeply recessed and features double and single-leaf doors and wide transom. Secondary entrances are located at the Baltimore and 10th Street storefront levels.

A prominent molded entablature with egg and dart banding, triglyphs and torsade molding separates the storefront level from the second story. The storefront window located at the far east bay of the north façade is flanked by engaged half-piers with worn guilloche bands and Ionic angle capitals. Paired second story fenestration (one-over-one, double-hung, sash) flank carved decorative consols.

Fenestration of the shaft portion of the original 1902-1903 building is paired at the north façade and at the end bays of the east façade. Tripartite units are placed at the central bays of the east façade. End bay units are characterized by molded stone surrounds, while the remaining windows feature stone lug sills. Additionally, the end bays of the east and north façades slightly project and feature brick quoining.

A wide denticulated cornice with torsade and egg and dart molding separates the original building from the 1927 addition that carries the 8th through 10th stories. Modillions with acanthus leaves further embellish the cornice. The paired one-over-one window units are modestly trimmed with contrasting stone surrounds and coursing at the end bays and the final story.

Detailing of the north and east façades is repeated at the south façade of the Dwight building, which faces a pedestrian alley. The storefront design wraps to the far east bay of the south façade, while portions of the first story have been infilled with concrete. The far west bay features a rolling, overhead freight door and a metal fire escape.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 5

Sharing a part wall with the adjacent Burnap building, the west façade is exposed at the 1927 addition. Here ribboned fenestration is configured the same as in the rest of the building.

4. **The Finance Building, 1009-1013 Baltimore Avenue.** Smith and Rea, architects; Flanagan Brothers, contractors (1908); Charles A. Smith, architect (1923). The main façade of the eight-story Finance Building faces west. Veneered in marble, the storefront level features non-original, aluminum framed entrances at the first and third bay (moving north to south), with wide plate glass surrounds. The second story fenestration features modified wood framed, Chicago-style units. Separating the base from the building's central shaft is a wide, molded water table with consols embellished with triglyphs and guttea at each end.

Fenestration of the shaft portion of the building (3rd through 6th floors) is double-hung, one-over-one, sash, wood framed with stone lug sills, paired at each bay and flanked by single units. Dividing the 6th and 7th stories is a molded stringcourse, while a wide, denticulated water table with carved, Ionic-style consols, separates the 7th from the 8th story addition constructed in 1923. Fenestration of the brick faced 8th story is ribboned in groups of five.

The detailing of the west façade continues to the corner of the south façade, where a deeply recessed light court is featured. With few exceptions, the fenestration and entrance placed at the first story have been boarded up. Large, paired, double-hung, sash, one-over-one windows with transoms are in poor condition. Upper story fenestration, including that of the light well, is similar to that of the main façade. Windows of the south wall of the light well are segmental arched beginning at the 6th story. Metal fire escapes are located at the south wall of the light court and at the south façade facing the alley.

The north and east façades of the Finance Building share party walls with adjacent properties.

5. **The New England Bank Building, 21 West 10th Street.** Wilder and Wight, architects (1907); McKecknie and Trask, architects (1930). The main façade faces north. The original portion of the fourteen-story building, constructed in 1907, features a symmetrical façade with a deeply recessed entrance bay flanked by recessed monumental arched fenestration. The entrance displays a double-leaf decorative bronze door in high relief crowned by a pediment over a highly

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 6

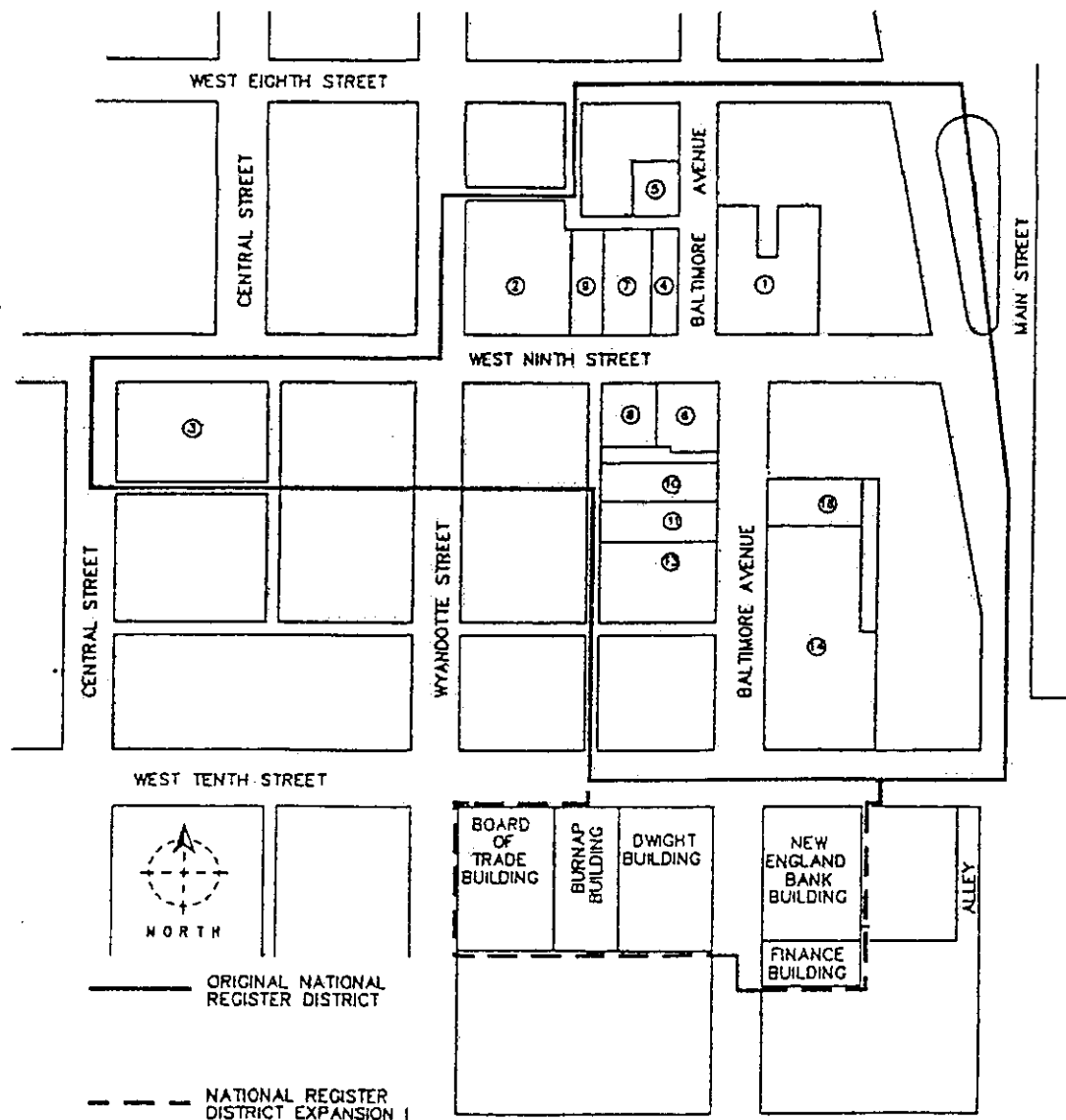
embellished frieze, supported by decorative consols. Over the entrance is a bronze-framed multipaned arched window. The flanking bronze-framed windows, as well as the windows of the west façade, are similarly designed. A non-original entrance is located at the far east bay of the main façade.

A wide molded and denticulated water table (originally part of the cornice, which featured an open balustrade) separates the original building from the 1930 addition. The brick main block, floors 4 through 12, feature alternating bays of single and paired one-over-one aluminum-framed windows; the fenestration of the 13th and 14th floors of the main façade are separated by terra cotta tile. The terminating attic level fenestration features terra cotta surrounds and stringcoursing.

Additional features of the New England National Bank Building include prominent stone quoining at the original 1907 building's first story level, a carved stone eagle above the arch of the main entrance, and a brick elevator tower. The name "NEW ENGLAND NATIONAL BANK" is carved above the main entrance. Although the majority of the interior of the bank building has been drastically modified over the years, some elements of the original three-story bank lobby, including columns and crown molding, are extant. The polychromatic mosaic domed ceiling of the entrance vestibule also remains.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETThe West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 7 Page 7

**WEST NINTH STREET / BALTIMORE AVENUE HISTORIC DISTRICT & EXPANSION I**
KANSAS CITY, MISSOURIARCHITECTURAL AND
HISTORICAL RESEARCH
KANSAS CITY, MISSOURIDISTRICT MAP BY: DUNCAN ARCHITECTS INC
KANSAS CITY, MISSOURI

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 8

Summary

The West Ninth Street/Baltimore Avenue Historic District Boundary Expansion is an extension of the historic district that was listed in 1975. This boundary increase, like the original National Register listed district, is eligible for listing in the National Register of Historic Places under Criteria A and C in the following areas: **COMMERCE:** With the shift in flow of commercial trade to the south in the area of 9th and Baltimore around the turn-of-the-century, "local businesses and houses of finance prove[d] themselves the primary backbone to the city's economic growth." These new businesses "contributed large amounts of capital to the growth of the city. Several local firms emerged as business and financial institutions of regional importance. **ARCHITECTURE:** The five contributing properties within the district expansion are designed by some of the leading architectural firms working in Kansas City at the time, testifying to their skill and innovation.

The period of significance is 1880-1931, as established in the original West Ninth Street/Baltimore Avenue Historic District National Register Nomination. For reasons unknown, the five contributing buildings of the boundary expansion were not included in the original nomination. However, their location, date of construction, original use, scale, size, materials and overall design reflect the general character of buildings located within the original district. Furthermore, the addition of these landmark buildings further enhances the integrity of the district as a whole.

Elaboration

The five properties included in the district expansion represent a variety of business ventures that were instrumental in creating one of the major financial centers in the city. The histories of the individual buildings, their original occupants, and associated architects are as follows:

127 W. 10th Street: The Board of Trade

The Kansas City architectural firm of McKecknie and Trask was hired by the Joseph A. Bruening Company to design a building for the southeast corner lot of 10th and Wyandotte. This location was to become the third home for the Board of Trade, Kansas City's grain exchange officially organized in 1869. Pratt and Thompson Construction Company was hired as the contractor, as announced in *Western Contractor* in late 1923.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 9

The Board of Trade Building was Joseph Bruening's first experience with building ownership. It was Bruening's idea to build a "splendid new building to bring the Board of Trade uptown from its old quarters on Eighth and Wyandotte streets."¹ A year before construction began, committees of grain businessmen were appointed to study plans for the "location and erection of a substantially larger and more suitable building to house all grain firms, flour mill office and allied industries."² The new building was thought of "as a culmination of this effort and stood as a monument to the phenomenal growth of the Southwest as the world's greatest grain empire."³ When the third Board of Trade Building was completed, it was the largest grain exchange in the world in floor space, and also touted as the most up-to-date and modern facilities used to handle grain exchange.⁴ Furthermore, because of its imposing three-part vertical block design with a prominent light court, and its strategic location, anchoring the western edge of the financial district, the Board of Trade Building emerged as one of the area's prime symbols of real estate

Along with the Board of Trade Building, Bruening also owned and operated the Insurance Exchange Building, Centennial Garage, the Dwight Building (see below), as well as the garage and parking decks for the Board of Trade building. Bruening was an active member of several committees pertaining to the development of the downtown business district including presiding as the chairman of the Land Clearance for Redevelopment Authority. He retained ownership of the Board of Trade building until 1965.

Tenants of the Board of Trade Building listed in 1926 were businesses dealing primarily in grains, railroads, insurance and chemicals. The architectural firm of McKecknie and Trask occupied an office on the second floor. There were also a few attorneys, as well as several doctors and one dentist.⁵ The Board of Trade remained in the West 10th Street building until 1964 when it decided to build a new facility at 4800 Main Street, near the Country Club Plaza, Kansas City.

¹ Richard E. Fowler, "Joseph A. Bruening, Biographical Sketch," *Leaders in Our Town* (Kansas City: Burd and Fletcher, 1952), 45-48.

² Lou E. Holland, ed., "Board of Trade, Organized in 1869," *Kansas Citian* 16 (September 10, 1929), 58.

³ *Ibid.*

⁴ *Ibid.*, 23.

⁵ *Polk's Kansas City Missouri Directory, 1926* (Kansas City: Gates Publishing Company, 1926), 2344.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 10

107-09 W. 10th Street: The Burnap Stationery Company

The Burnap Stationery Company was originally established in Kansas City in 1878. In February 1909, the company took a ninety-nine year lease on land at 107-09 W. 10th Street. That year it was announced that the company planned to build a six-story office building at that location. John W. McKecknie was named as architect in charge of the design. The following month *Western Contractor* announced the demolition of an "old building" at 107 W. 10th Street to make way for new construction.

The Burnap Printing Company was the only occupant of the new building. The Sullivanesque facility served as a print shop and warehouse for the company's line of office supplies and stationery. The location of their business within the banking and financial district of Kansas City aided the firm in their growth. During the late 1920s, the F. P. Burnap Stationery and Printing Company became one of the largest retail stationery and office supply companies in the United States. Due to its rapid success, the firm remained at the West 10th Street location for only fifteen years. By 1925 the company had outgrown the six-story building and subsequently relocated to a new facility at 1023 McGee.

1004 Baltimore Avenue: The Dwight Building

The construction of the original portion of the Dwight Building took place in 1902-1903. At that time, the structural design of this building was unique to Kansas City for its steel framework was reported to be the first of its kind in the city. The architect was Charles A. Smith; Huckle and Sexton were the contractors. During this period in his career, Smith was affiliated with the Kansas City construction firm.⁶ Smith's scheme for the richly ornamented Commercial style building more than likely influenced the design of the buildings in the immediate vicinity.

Stephen N. Dwight, owner of the Dwight Building, was a wealthy entrepreneur with real estate investments throughout Kansas City. He also owned the Water Works of Galena, Kansas. Unfortunately, Dwight died of sudden heart disease on November 7, 1904, within a year after his building was completed. Subsequently, ownership of the landmark building was transferred to his wife, Rodella (Della) Dwight, his only survivor.

⁶ Huckle and Sexton, *Buildings by Huckle and Sexton* (Kansas City: Woody Advertising Company, 1902), n.p. Huckle and Sexton were the contractors responsible for the design of Smith's personal residence. At the time, Smith's office was located within their company. Additionally, Smith was listed in a 1902 advertisement for Huckle and Sexton.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 11

Coincidentally, Della Dwight's only survivor was a niece who was married to Joseph A. Bruening, a local entrepreneur and soon-to-be real estate investor (see above). Della had been impressed with Bruening's business savvy and named him president of the Dwight Building. For three years, Bruening managed the building and Aunt Della's other properties, along with his own automobile agency. By 1911, he left the agency to manage the Dwight's properties full time.

In 1927, an addition of three stories designed by McKecknie and Trask was constructed. The city directory for 1924 lists the Dwight Building as home to several construction firms, district offices to a number of fossil fuel companies, along with realtors, lawyers and investment firms.

1009-13 Baltimore Avenue: Finance Building

An announcement in the April 8, 1908 edition of *Western Contractor* named the architectural firm of Smith and Rea as designers for the new Finance Building to be located on Baltimore Avenue between 10th and 11th Street. The seven-story Finance Building had the distinction of being built primarily to supply office space for finance companies and their attorneys. The two-part vertical block commercial style building also contained a café and barbershop in the basement. Over the years, several attorneys, realtors and investment companies have leased office space in the building. In 1924, tenants listed in the city directory included an assortment of realtors, attorneys, insurance companies, as well as architects, including Charles A. Smith's office on the eighth floor.

Smith and Rea's plans for the building called for terra cotta with a granite finish to match the walls of the adjacent New England Bank building at 10th and Baltimore. Constructed of steel framing and reinforced concrete floors, the Finance Building included a light court at its center and was equipped with the latest elevator mechanism designed by Otis Elevator. The building was constructed in 1908, the same year that the New England Bank Building took possession of their new home. At this time the bank was only one story, thus the Finance Building overshadowed its neighbor directly to the north.⁷ Charles A. Smith was once again hired in 1923 to design the addition of an eighth floor at 1009-13 Baltimore Avenue.

⁷ *Kansas City Star*, 13 September 1908, 10A.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 12

21 W. 10th Street: The New England Bank

On December 5, 1906, it was announced that the New England National Bank had plans for a new building to be erected on the southeast corner of Tenth Street and Baltimore. It was to be a one-story structure devoted entirely to the bank. The architectural firm of Wilder and Wight, who had also designed the First National Bank building directly north of the proposed site, prepared the plans.⁸

As per Wilder and Wight's original drawings, the building, measuring 59 x 79 feet with a 35-foot ceiling, was constructed of steel on masonry walls with an exterior executed in granite. It was reported that lighting was supplied exclusively from skylights set in the roof on a northern pitch. The main entrance featured bronze doors 13 feet in height made from a single casting, the design of which was based on the doors of the First National Bank. The lobby of the bank was finished in marble and the windows were framed in bronze, which were said to be the only bronze window units in Kansas City. Sparing no expense, the president's room was clad in oak paneling to the ceiling, while the directors' room was of English Oak. The cost of the new one-story bank was \$150,000.⁹

In 1914, the bank facility was referred to in a local architectural account as "meritorious among the different classes of buildings" in Kansas City. The article pointed out that the New England National Bank Building was:

...admired for its refined detail, for the beautiful proportion of openings, for its excellent color and for the dignity expressed in the choice of material. The whole form is along good classic lines, but the artists eye will linger on the bronze doors, single castings made by ten men pouring in hot metal at one time.¹⁰

After years of continued success, the New England National Bank was reorganized and renamed the New England National Bank and Trust Company in April 1925. Joseph F. Porter was named president and John F. Downing, one of the original founders in 1889, became chairman of the board. Although Porter's initial business

⁸ "Construction News," *Western Contractor* 5 (December 5, 1906), 3.

⁹ Carrie Westlake Whitney, *Kansas City Missouri: Its History and Its People, 1808-1908*, Volume 1 (Chicago: S. J. Clarke Publishing Company, 1908), 513-14. The original location was 9th and Wyandotte.

¹⁰ "Architects Report on architecture of Representative Buildings," *Kansas City Star*, 25 January 1914, n. p. (Many of the newspaper articles for this report are included in the Mounted Clippings' file, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. Typically the articles are not paginated.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 13

experience was not in banking, his expertise was in management. For eight years he was known as the reorganizing force behind the troubled Kansas City Power and Light Company and continued to serve in the capacity of president of the utility company in tandem with the bank presidency. As the bank prospered and grew under Porter's leadership, the board began planning to increase the bank's physical size.¹¹

A tentative design for a new office building of 28-stories to replace the existing building was introduced to the public in July 1928. The architectural firm of Wight and Wight, the successor firm of Wilder and Wight, designed the plans. The new building was not to be built by the bank, but instead by a holding company known as the Baltimore Avenue and Tenth Street Building Corporation. Financing was to be handled through G. L. Ohrstrom and Company, New York. The new facility was to be styled after the original building and the bank was to occupy the first three floors giving them sufficient space for future growth. The estimated cost of the proposed project was two and a half million dollars.¹²

Revised plans were disclosed on July 29, 1928. The bronze doors were to be used in the entry of the new building, as was the granite from the exterior. The bank was to have a separate entrance off of Baltimore Avenue, while the office building entrance was to be on Tenth Street. All plans were placed on hold as the project was waiting for city approval due to a change in building's set back of 180 feet to 197 feet. Moreover, the final sales contract with the New York firm was unresolved.¹³

By November 1928 all plans for the bank project were further stalled when the New England National and Fidelity National Bank and Trust Company announced a merger. The Fidelity National name was retained within the consolidation agreement and the new bank was announced as the third on a list of leading banks in Kansas City.¹⁴ As a result, the New England facility was to be relocated into the Ninth and Walnut location of Fidelity National and the New England Bank building was to be sold and added to the assets of the new company. The merger became official on January 1, 1929, and the proposed new structure, as designed by Wight and Wight, was never built.¹⁵

¹¹ "The Figures of the New England Bank Change," *Kansas City Times*, 20 April 1925, n. p.

¹² "New England National Bank and Trust Co.," *Kansas City Star*, 15 July 1928, n. p.

¹³ *Kansas City Star*, 29 July 1928, n. p.

¹⁴ "New England National and Fidelity National Bank and Trust Co. Merge," *Kansas City Star*, 14 November 1928, n. p.

¹⁵ "Fidelity National Bank and Trust Co. merger with New England National Bank and Trust Co. Officers," *Kansas City Times*, 29 December 1928, n. p.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 8 Page 14

In November 1930 it was announced that the New England National Bank building was purchased by J. A. Bruening and William Pitt who incorporated as the 21 West Tenth Street Building Company. Bruening became president and Pitt was named vice-president and treasurer. Plans were unveiled for twelve additional stories to be constructed above the original building, redesigned to accommodate three interior levels.

The Kansas City architectural firm of McKecknie and Trask designed the superstructure of steel and cement, the S. Patti Construction Company, also of Kansas City, was named contractor, and the Kansas City Structural Steel furnished the steel. Work began on December 1, 1930, with an estimated completion time of six months at a cost of approximately one million dollars. The original bank building space was leased to the New York Stock Exchange firm of Winthrop, Mitchell and Company, with the upper stories leased as office space.¹⁶ The building remained the property of the J. A. Bruening Company until 1968.

As stated above, these five significant properties all contribute to the original West Ninth Street/Baltimore Avenue Historic District. Built as financial institutions, as well as commercial and office facilities, these buildings are linked to the original district by their architectural and historical similarities, location and common use. By adding these landmark resources to the NR district, a sense of time and place of one of the major historic sections of Kansas City's central business district is fortified.

¹⁶ "New England Bank Building," *Kansas City Times*, 27 November 1930, n. p.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 9 Page 15

Bibliography (selected)

"Architects Report on architecture of Representative Buildings," *Kansas City Star*, 25 January 1914.

Fowler, Richard E. "Joseph A. Bruening, Biographical Sketch," *Leaders in Our Town*. Kansas City: Burd and Fletcher, 1952.

Holland, Lou E. "Board of Trade: Organized in 1869," *Kansas Citian* 18 (September 10, 1929).

Hucke and Sexton. *Buildings by Hucke and Sexton*. Kansas City: Woody Advertising Company, 1902.

Kansas City Post. Microfilm. Special Collections, Kansas City Public Library, Kansas City Missouri. Various articles.

Kansas City Star, 29 July 1928, n.p. Microfilm, Special Collections, Kansas City Public Library, Kansas City, Missouri.

"New England National and Fidelity National Bank and Trust Co. Merge," *Kansas City Star*, 14 November 1928.

New England National Bank and Trust Co., *Kansas City Star*, 15 July 1928.

Photographic Collection, Special Collections, Kansas City Public Library, Kansas City, Missouri.

Piland, Sherry and Laura Norris. "21 W. 10th Street," Kansas City Historic Resources Survey Form, 1985, revised 1994. Landmarks Commission, Kansas City, Missouri.

Polk's Kansas City, Missouri Directory. Kansas City: Gates Publishing Company, 1924.

"The Figures of the New England Bank Change," *Kansas City Times*, 20 April 1925.
Western Contractor, February 22, 1922.

Western Contractor, December 5, 1906, 3.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 9 Page 16

Whitney, Carrie Westlake. *Kansas City, Missouri: Its History and Its People, 1808-1908*,
Vols. I and II. Chicago: S. J. Clarke Publishing Company, 1908.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 10 Page 17

Verbal Boundary Description

The boundary increase runs from the southeaster corner of the First National Bank Building (No. 14) through the eastern boundaries of the New England Bank Building and the Finance Building, then to the south boundary of the Finance Building then west to the southern boundaries fo the Dwight, Burnap and board of Trade Buildings, then North across W 10th St. and then east to the southern most boundary of the original National Register District.

Boundary Justification

The nominated properties of this West Ninth Street/Baltimore Avenue Historic District Boundary Expansion include the entire parcels historically associated with each of the five buildings as described above.

Key to Photographs

(Cydney E. Millstein, photographer. All negatives remain the property of Architectural and Historical Research, L.L.C., Kansas City, MO)

1. 127 W. 10th Street (The Board of Trade Building), 107-09 W. 10th Street (the Burnap Building), 1004 Baltimore Avenue (the Dwight Building), and 21 W. 10th Street (The New England Bank Building), (moving right to left); view facing south, southeast.
2. 127 West 10th Street; view facing southeast.
3. 1004 Baltimore, 107-09 W. 10th Street and 127 W. 10th Street (moving left to right); view facing southwest.
4. 127 W. 10th Street, 107-09 W. 10th Street, 1004 Baltimore Avenue, 1009-13 Baltimore Avenue and 21 W. 10th Street (moving right to left); view facing south.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 10 Page 18

5. 21 W. 10th Street, 1009-13 Baltimore Avenue and a portion of 1004 Baltimore Avenue; view facing southeast.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

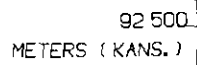
The West Ninth Street/
Baltimore Ave. Historic District
Boundary Increase I
Jackson County, Missouri

Section number 11 Page 19

Property Owners

1. (127 West 10th Street, 107-09 West 10th Street, 1004 Baltimore Avenue)
KCM Properties, Inc., dba Baltimore Avenue Properties, Inc.;
c/o J.P. Morgan Investment Management, Inc.
522 5th Avenue
New York, NY 10036
2. (21 West 10th Street)
21 West 10th Street L.L.C.
4601 College Boulevard
Suite 200
Leawood, KS 66221
3. (1009-1013 Baltimore Avenue)
Properties Plus L.L.C.
6400 Aberdeen
Shawnee Mission, KS 66208

94°37' 30" 360000mE 1692 500 METERS (KANS.) R 25 E R 33/W 362 169 35' 00"



4329

4327

169









